019.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	758,700	/	758,700
USE VALUE:	758,700	/	758,700
ASSESSED:	758,700	/	758,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC KINNON IRENE A/TRS
Owner 2:	MACKINNON TRUST
Owner 3:	
Street 1:	71 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC KINNON IRENE A -
Owner 2:	-
Street 1:	71 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,160 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6160.000	244,600		514,100	758,700
Total Card	0.141	244,600		514,100	758,700
Total Parcel	0.141	244,600		514,100	758,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.30 | /Parcel: 531.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13773

GIS Ref

GIS Ref

Insp Date 01/06/18

!1625!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,600	0	6,160.	514,100	758,700	758,700	Year End Roll	12/18/2019
2019	101	FV	207,000	0	6,160.	665,300	872,300	872,300	Year End Roll	1/3/2019
2018	101	FV	207,000	0	6,160.	423,400	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	207,000	0	6,160.	387,100	594,100	594,100	Year End Roll	1/3/2017
2016	101	FV	205,200	0	6,160.	314,500	519,700	519,700	Year End	1/4/2016
2015	101	FV	192,800	0	6,160.	314,500	507,300	507,300	Year End Roll	12/11/2014
2014	101	FV	192,800	0	6,160.	286,700	479,500	479,500	Year End Roll	12/16/2013
2013	101	FV	192,800	0	6,160.	272,800	465,600	465,600		12/13/2012

PRINT

Date	Time
12/10/20	17:12:04

LAST REV

Date	Time
03/29/19	09:39:50

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1625

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC KINNON IREN	1333-30		2/6/2007	Family	1	No	No		
	972-125		7/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	13773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2015	1228	Redo Bat	21,500		8/27/2015			Remodel bath 5ft b
5/26/2009	380	Siding	15,000					
7/8/2008	748	Alterati	13,200			G10	GR FY10	NEW FRONT ENTRY
5/16/2008	474	Wood Dec	11,720					

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/6/2017	MEAS&NOTICE	BS	Barbara S
10/25/2016	Meas/Inspect	DGM	D Mann
10/25/2016	Permit Visit	DGM	D Mann
1/27/2009	Meas/Inspect	345	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
11/6/1999	Inspected	263	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6160		Sq. Ft.	Site		0	85.	0.98	2									514,081						514,100	

Total AC/HA: 0.14141 | Total SF/SM: 6160 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 514,081 | Spl Credit | Total: 514,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	85502
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332347
Depreciation:	87740
Depreciated Total:	244607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

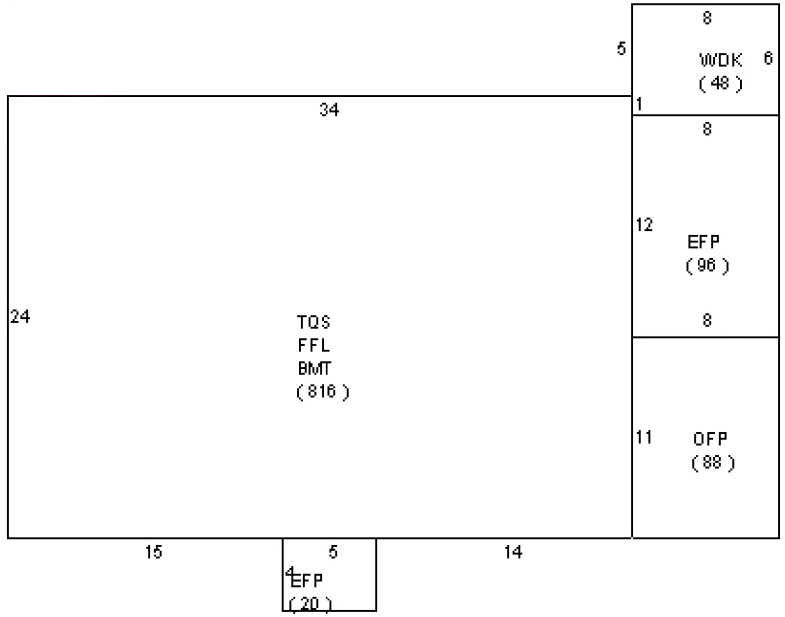
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	98.00
Final Total:	244600	Val/Su SzAd	171.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	42.520	34,697
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742
EFP	Enclos Porch	116	50.690	5,880
OFP	Open Porch	88	35.250	3,102
WDK	Deck	48	16.000	768

Net Sketched Area:	2,496			Total:	246,845
Size Ad	1428	Gross Are	2700	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	